Karen Johnson Davidson County
Batch# 1141625 DEEDWARR
06/03/2024 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240603-0041198

Prepared by & return to:
Priority Title, LLC
239 Veterans Parkway Ste B
Murfreesboro, TN 37129

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 22nd day of May, 2024.

Notary Public

My Commission Expires: 11/2/2026

Address of New Owner:	Send Tax Bills to:	Map/Group/Parcel:
Joshua Quigley 217 Thompson Park Drive Nashville, TN 37211	Joshua Quigley 217 Thompson Park Drive Nashville, TN 37211	119-10-0B-009.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, BRANDT BERNAT, a single person, have bargained and sold and by these presents do hereby transfer and convey unto JOSHUA QUIGLEY, a single person, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 9, on the Plan of 100 Thompson, A Horizontal Property Regime Planned Unit Development established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180207-0012545, as amended in Instrument No. 20180412-0034489, and Instrument No. 20181207-0119643, establishing Horizontal Property Regime with Private Elements, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, unit as depicted on the site plan shown as Exhibit "B" in said Declaration, together with interest in common area.

Being the same property conveyed to Brandt Bernat, a single person, by Warranty Deed from 100 Thompson LLC, a Tennessee limited liability company, dated May 30, 2019 and recorded May 31,

2019 at 3:35 P.M. as Instrument No. 20190531-0052102, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities; including but not limited to Conditions in Deed of record in Instrument No. 20190531-0052102; Covenants, Conditions and Restrictions of record in Instrument Number 20180207-0012545, amended By Instrument No. 20180412-0034489 and Instrument No. 20181207-0119643, Instrument No. 20190416-0034865, Instrument No. 20190416-0034867 and in Instrument No. 20200114-0004976; HOA Charter of record in Instrument Number 20180125-0008084; Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20171117-0118389; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170720-0073444; Grant of Easement of record in Instrument Number 20200519-0051618; all of record in Register's Office of Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOSHUA QUIGLEY, a single person, his heirs and assigns, forever; And I do covenant with JOSHUA QUIGLEY, a single person, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered; And I do further covenant and bind myself, my heirs and assigns to warrant and forever defend the title of said land to JOSHUA QUIGLEY, a single person, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, and the use of any gender shall be applicable to all genders.

WITNESS my hand, this 22nd day of May, 2024.

Brandt Bernat

State of Tennessee)
County of Rutherford)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named BRANDT BERNAT, with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of May, 2024.

Jessica Jones

Notary Public

My Commission Expires: 5-17-2028

JESSICA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/22/2024 (date of document).

Affiant Signature

5/22/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

